

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 27 | | GREENRIDGE LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | SHEA MELISSA |
| Owner 2: | SHEA MARGARET |
| Owner 3: | |
| Street 1: | PO BOX 331 |
| Street 2: | |
| Twn/City: | CONCORD |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01742 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------|
| Owner 1: | MELARAGNO - VANESSA L |
| Owner 2: | - |
| Street 1: | 27 GREENRIDGE LN |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1981, having primarily WOOD Exterior and 650 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|------|------|-------------|
| Z | | water | | A | | SEPTIC |
| o | | Sewer | | | | |
| n | | Electri | | | | |
| Census: | | Exmpt | | | | |
| Flood Haz: | | | | | | |
| D | | Topo | | | | |
| s | | Street | 1 | | | PAVED |
| t | | Gas: | 4 | | | MEDIUM |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | CONDO | | 0 | | SQUARE FE | PRIME SITE | | 0 | 0. | 0.00 | GR | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| 102 | 0.000 | 315,600 | | | 315,600 |
| Total Card | 0.000 | 315,600 | | | 315,600 |
| Total Parcel | 0.000 | 315,600 | | | 315,600 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 485.54 | /Parcel: | 485.54 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 102 | FV | 309,400 | 0 | . | | 309,400 | | Year End Roll | 12/2/2024 |
| 2024 | 102 | FV | 285,700 | 0 | . | | 285,700 | | Year end | 11/9/2023 |
| 2023 | 102 | FV | 283,500 | 0 | . | | 283,500 | 283,500 | Year end | 11/3/2022 |
| 2022 | 102 | FV | 272,900 | 0 | . | | 272,900 | 272,900 | Year End Roll | 10/19/2021 |
| 2021 | 102 | FV | 252,600 | 0 | . | | 252,600 | 252,600 | Year End Roll | 10/15/2020 |
| 2020 | 102 | FV | 252,600 | 0 | . | | 252,600 | 252,600 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 227,900 | 0 | . | | 227,900 | 227,900 | Create Final va | 6/4/2019 |
| 2018 | 102 | FV | 227,900 | 0 | . | | 227,900 | 227,900 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| MELARAGNO,VANES | 131-61 | | 7/25/2014 | | 219,000 | No | No | | |
| ZACK BARBARA, | U73-143 | | 11/21/2001 | | 197,000 | No | No | | |
| FORTY-SEVEN COU | U 61-31 | | 5/7/1998 | | 140,000 | No | No | | |
| MASTROBATTISTA, | U49-62 | | 6/27/1994 | | 125,000 | No | No | | |
| HERRMANN CARL | U41-54 | | 4/30/1991 | | 110,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|---------|--------|-----|------------|----------|------------|--------------------|
| 7/27/2010 | 4532 | WINDOWS | 5,604 | C | | | | replace one window |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 11/20/2024 | MEAS/EXT INS | 6 | JN |
| 4/10/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/27/2004 | M&L EXTERIOR | 615 | |
| 5/3/1996 | MEAS/EXT INS | 606 | |
| 4/1/1987 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 104 2 13 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PRINT

| Date | Time |
|----------|----------|
| 09/26/25 | 14:13:29 |

LAST REV

| Date | Time |
|----------|----------|
| 01/28/25 | 10:27:38 |

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| apro | 137 |
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| 137 |
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| Year: |
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| LandReason: |
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| BldReason: |
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| CivilDistrict: |
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| Ratio: |
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